



## 34 Arfryn, Upper Brynamman, Ammanford, SA18 1AS

**Offers in the region of £160,000**

A well presented semi detached house set on a side road in Upper Brynamman with views over the surrounding countryside and on the edge of the Black Mountain. The village offers a range of local amenities and the towns of Ammanford and Pontardawe are approximately 8 miles distant. Accommodation comprises open plan entrance hall, lounge, kitchen, conservatory, 3 bedrooms and bathroom. The property benefits from oil central heating, uPVC double glazing and front and rear gardens.



## Ground Floor

Composite entrance door to

### Entrance Hall

with stairs to first floor, under stairs cupboard, radiator, coved ceiling and uPVC double glazed window to side.

### Lounge/Diner

21'9" x 14'3" (6.63 x 4.35)



with 2 radiators, coved ceiling, downlights and uPVC double glazed window to front. Opening to

### Kitchen

8'3" x 7'2" (2.52 x 2.19)



with range of fitted base and wall units, one and a half bowl sink unit with monobloc tap, 4 ring electric hob with extractor over and oven under, plumbing for automatic washing machine, coved ceiling and uPVC double glazed window to side and door to rear.

## Conservatory

12'9" x 11'5" (3.89 x 3.48)



with plumbing for radiator, polycarbonate roof and uPVC double glazed windows and French doors to rear.

## First Floor

### Landing

with hatch to roof space, downlights, coved ceiling and uPVC double glazed window to side.

### Bedroom 1

10'11" x 12'10" (3.34 x 3.92)



with radiator, downlights, coved ceiling and uPVC double glazed window to rear.



## Bedroom 2

10'4" x 10'9" (3.16 x 3.30)



with radiator, downlights, coved ceiling and uPVC double glazed window to front.

## Bedroom 3

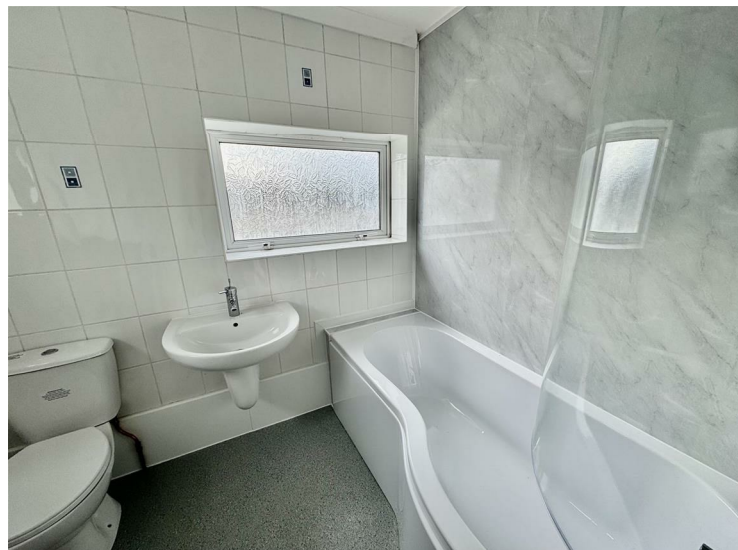
7'3" x 9'5" (2.22 x 2.89)



with radiator and uPVC double glazed window to front.

## Bathroom

5'10" x 7'6" (1.79 x 2.29)



with low level flush WC, vanity wash hand basin, panelled bath with shower over and attachment taps, tiled and Respatex walls, extractor fan, shelving, radiator, coved ceiling and uPVC double glazed window to side and rear.

## Outside



with lawned garden to front and side, external boiler providing domestic hot water and central heating, store shed and lawned garden to rear.

## Services

Mains electricity, water and drainage.

## Council Tax

Band A

## **NOTE**

All internal photographs are taken with a wide angle lens.

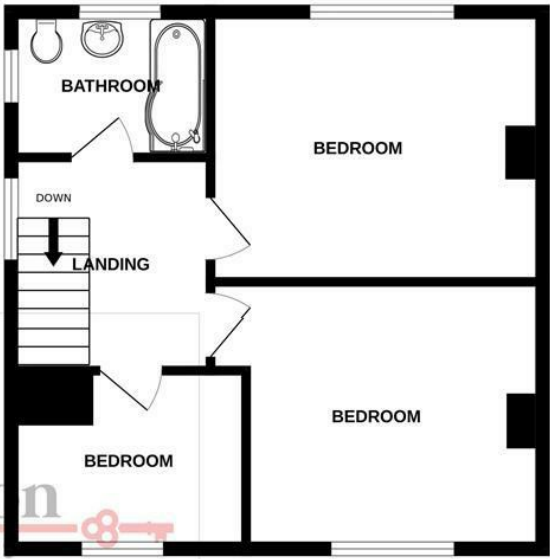
## **Directions**

Leave Ammanford on High Street and at the junction turn left onto Ponatamman Road. Travel for approximately 5 miles to Gwaun Cae Gurwen and just before the level crossing turn left to Brynamman. Follow the road to the mini roundabout at the top of the village then turn left onto Mountain Road. Proceed up the hill then turn left into Arfryn and follow the road round the outside of the estate and the property will be found on the right hand side, identified by our For Sale board.

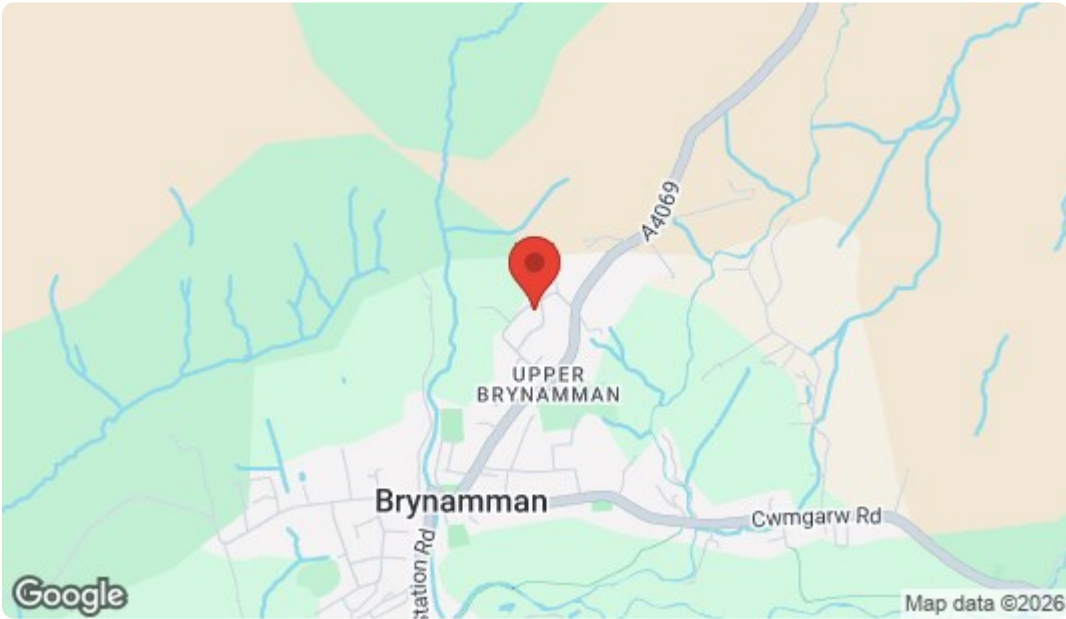
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	69
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

Please note:  
We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.